

79009023

SWANTOWN RIDGE, DIV. NO. 2
PLAT OF 2

v. 13

p. 182

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE AND MORTGAGE HOLDER, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS AND AVENUES SHOWN HEREON. ALSO THE RIGHT TO DRAIN THE STREETS AND AVENUES OVER AND ACROSS ANY LOT, OR LOTS, OR TRACT, WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET IS GRADED, PUBLIC UTILITIES ABOVE AND BELOW GROUND, ON ALL STREETS AND AVENUES ARE HEREBY DEDICATED TO THE CITY OF OAK HARBOR, WASHINGTON. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF OAK HARBOR WHICH MAY BE OCCASIONED BY THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID STREETS, RESTRICTIVE AND PROTECTIVE COVENANTS APPLYING TO ALL LOTS IN THIS PLAT ARE RECORDED IN VOLUME 735, PAGES 75-88 UNDER AUDITOR'S FILE NO. 97014794, RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS THIS 5 DAY OF April, 1999.

James A. Winstre
JAMES A. WINSTRE, PRESIDENT

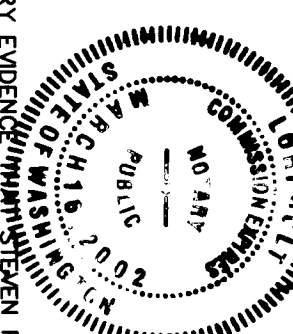
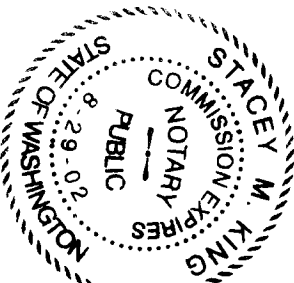
Steven R. Erickson
STEVEN R. ERICKSON
EXECUTIVE VICE-PRESIDENT
CASCADE BANK

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF WHATCOM
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES A. WINSTRE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS PRESIDENT OF HOMESTEAD NW, DEV. CO., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT DATED April 5, 1999.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT LYNDEN
MY COMMISSION EXPIRES 3/11/2002

STATE OF WASHINGTON
COUNTY OF ISLAND
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEVEN R. ERICKSON IS THE PERSON WHO APPEARED BEFORE ME, AND THAT SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS EXECUTIVE VICE-PRESIDENT OF CASCADE BANK, A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: March 31, 1999

Stacey M. King
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT LYNDEN
MY COMMISSION EXPIRES 8-29-02



LAND DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4 AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 ALL IN TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M. CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF SW SWANTOWN AVE. AND EASTERLY OF THE PLAT OF SWANTOWN RIDGE DIV. NO. 1, PLATS, PAGES 165, 166 AND 167, RECORDS OF ISLAND COUNTY, TOGETHER WITH AND SUBJECT TO THAT 20 FOOT ALLEY EASEMENT FOR ACCESS AND UTILITY PURPOSES AS DESCRIBED ON SAID PLAT OF SWANTOWN RIDGE, DIV. NO. 1, RECORDED IN VOLUME 13 OF PLATS, PAGES 165, 166 & 167.

SUBJECT TO THAT 15 FOOT EASEMENT FOR UNDERGROUND DRAINAGE LINE PURPOSES AS DESCRIBED ON SAID PLAT OF SWANTOWN RIDGE, DIV. NO. 1, RECORDED IN VOLUME 13 OF PLATS, PAGES 165, 166 & 167.

ALSO SUBJECT TO THAT 22 FOOT ACCESS EASEMENT AND THAT 10 FOOT UNDERGROUND DRAINAGE EASEMENT AS DESCRIBED IN THAT INSTRUMENT RECORDED SEPTEMBER 27, 1995, UNDER AUDITOR'S FILE NO. 95015527 RECORDS OF ISLAND COUNTY.

EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF OAK HARBOR, PUGET SOUND ENERGY, GENERAL TELEPHONE CO. OF THE NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, TELECOMMUNICATIONS INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT 10 FEET OF EACH LOT AND TRACT ABUTTING THE STREETS AS SHOWN HEREIN PLATTED IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UNDERGROUND CONDUITS, CABLES, WIRES, AND VAULTS WITH NECESSARY FACILITIES AND OTHER PROPERTY FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, WATER, GAS, CABLE TELEVISION AND POSTAL SERVICES, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED.

EQUIPMENT

TOPCON (GTS-4) TOTAL STATION WITH RETRO-PRISMS CALIBRATED AGAINST NGS BASELINE "BAVVIEW" ON APRIL 9, 1998, AND A LEICA T809L TOTAL STATION WITH RETRO-PRISMS WITH FACTORY CALIBRATION.

METHOD

HORIZONTAL CONTROL TRAVERSE, ALL ANGLES DOUBLED AND ALL HORIZONTAL DISTANCES DOUBLE MEASURED. THIS SURVEY COMPLETES WITH THE MINIMUM REQUIRED SURVEY PRECISION FOR FIELD TRAVERSES AS SET FORTH IN W.A.C. 332-130-090.

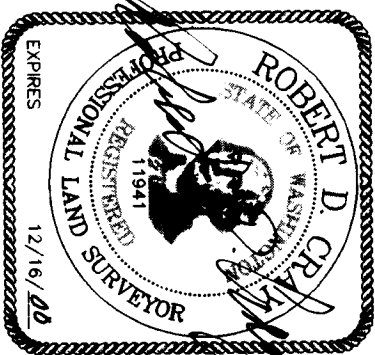
BASIS OF BEARINGS

BEARING SYSTEM BASED ON NAD 1927 COORDINATE SYSTEM, NORTH ZONE.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SWANTOWN RIDGE DIV. NO. 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 3 & 4 OF TOWNSHIP 32 NORTH, RANGE 1 EAST W.M. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Robert D. Gray
ROBERT D. GRAY, PLS
REGISTERED LAND SURVEYOR
CERTIFICATION NO. 11941
EXPIRATION DATE 12/14/00



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 12 DAY OF April, 1999.

Douglas A. Merriman
DOUGLAS A. MERRIMAN
OAK HARBOR FINANCE DIRECTOR

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 1999.

Mayne R. Sauter
MAYNE R. SAUTER
ISLAND COUNTY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 8 DAY OF April, 1999.
Ray Goodman
RAY GOODMAN, P.E.
OAK HARBOR CITY ENGINEER

I HEREBY CERTIFY THAT THE WITHIN PLAT OF SWANTOWN RIDGE DIV. NO. 2, IS DULY APPROVED BY THE CITY OF OAK HARBOR PLANNING COMMISSION THIS DAY OF April, 1999.

Christopher Sakman
CHRISTOPHER SAKMAN
PLANNING COMMISSION CHAIRMAN

APPROVED BY THE COUNCIL OF THE CITY OF OAK HARBOR, WASHINGTON, THIS 12 DAY OF February, 1999.

Stephen A. Derrbach
STEPHEN A. DERRBACH, MAYOR
CITY OF OAK HARBOR

CERTIFICATE OF TITLE

RECORDED 16 14 1999, IN VOLUME 283
PAGE 2513 UNDER AUDITOR'S FILE NO. 99009022
RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HOMESTEAD NW, DEV. CO. THIS 14 DAY OF February, 1999, AND RECORDED IN VOLUME 13 OF PLATS, PAGES 165, 166, 167 UNDER AUDITOR'S FILE NO. 99009023. RECORDS OF ISLAND COUNTY, WASHINGTON.

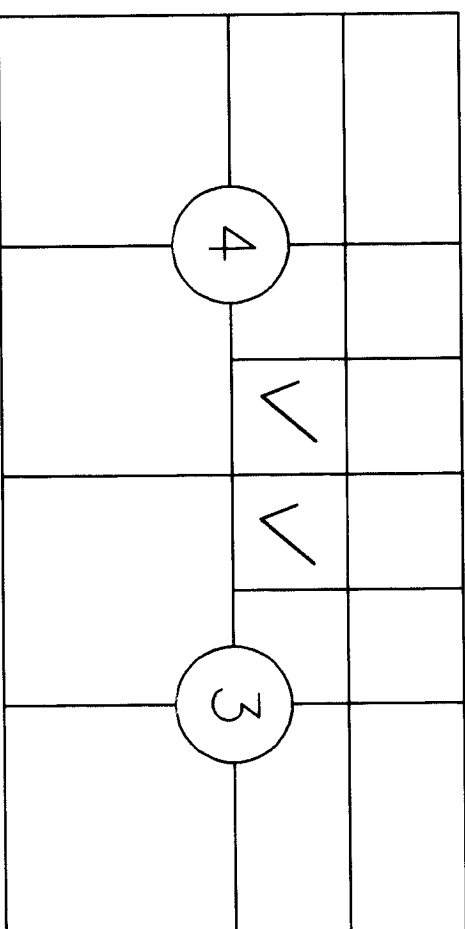
Suzanne Singair
SUZANNE SINGAIR
ISLAND COUNTY AUDITOR

JOINT MAINTENANCE AGREEMENT FOR ALLEY EASEMENT

ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING OR OTHERWISE CONNECTED WITH THE ALLEY EASEMENTS SHALL BE BORNE EQUALLY BY THE LOT OWNERS OF EACH ALLEY EASEMENT AS SHOWN ON THIS PLAT WHOSE OWNER(S) REFUSE(S) TO PARTICIPATE IN THE MAINTENANCE, REPAIRS OR IMPROVEMENTS MADE BY AGREEMENT OF A MAJORITY OF ADJOINING OWNERS. THIS PROVISION SHALL BE CONSTRUED AS A COVENANT RUNNING WITH THE LAND SUBJECT AND ACCESSORY TO ALL OTHER EASEMENT MAINTENANCE AGREEMENTS OF RECORD. ALLEY EASEMENTS HEREON SHOWN SHALL BE FOR THE BENEFIT OF ALL THOSE LOTS WHICH SAID EASEMENTS CROSS. THE ALLEY EASEMENT WHICH CROSSES LOTS 59 THRU 67 OF THIS PLAT SHALL BE GRANTED TO SAID LOTS 59 THRU 67 AND LOTS 49 THRU 58 OF PLAT OF SWANTOWN RIDGE, DIV. NO. 1, AS RECORDED IN VOLUME 13 OF PLATS, PAGES 165-167, RECORDS OF ISLAND COUNTY.

NOTES:

1. CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGEMENT. IT DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS AND ORDINANCES.
2. ALL LOT CORNERS AND THE CORNERS OF CONVEYANCES MARKED ON THE GROUND WITH A BEAR AND BLINDING DECK, FENCING OR OTHER STRUCTURE SHALL BE ERECTED WITHIN THE 25 FOOT LANDSCAPE BUFFER.
3. NO DIRECT VEHICULAR ACCESS TO SWANTOWN AVE. FROM THE LOTS OR TRACT IN THIS PLAT SHALL BE ALLOWED.
4. NATURAL VEGETATION IS TO REMAIN WITHIN THE 25 FT LANDSCAPE BUFFER, EXCEPT TREES DETERMINED TO BE A HAZARD MAY BE REMOVED, SUBJECT TO APPROVAL, BY THE CITY OF OAK HARBOR. SAID BUFFER BEING ADJACENT TO SWANTOWN AVE.
5. MAINTENANCE, UPRKEEP AND REPAIR OF COMMON AREA WITHIN CITY STREET AND ANY FACILITIES THEREON SHALL BE THE RESPONSIBILITY OF THE SWANTOWN RIDGE HOMEOWNERS ASSOCIATION.
6. 20 FT(PRIVATE) ALLEY EASEMENT FOR ACCESS IS GRANTED TO LOTS 49 THRU 58 OF PLAT OF SWANTOWN RIDGE, DIV. NO.1, AS RECORDED IN VOL. 13 OF PLATS, PAGES 165-167, RECORDS OF ISLAND COUNTY AND TO LOTS 59 THRU 67 OF THIS PLAT, SAID ALLEY EASEMENT FOR UTILITIES IS ALSO GRANTED TO CITY OF OAK HARBOR.
7. REFERENCE PLAT OF SHANNON FOREST DIV. NO. 1, VOL. 13, PAGES 133 AND 134, LINE BETWEEN SECTIONS 3 & 4 HAS BEEN ADJUSTED DUE TO REVED LOCATION OF NORTHWEST CORNER OF SECTION 4.
8. IF THE HOMEOWNERS ASSOCIATION DISBANCS, PROPERTY OWNERS WILL BECOME RESPONSIBLE FOR UPRKEEP AND BEST MANAGEMENT PRACTICES OF THE DETENTION FACILITY.
9. AS SHOWN ON TRACT C OF SHEET 2, SAID EASEMENT TO BE FOR PUBLIC ACCESS AND TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.



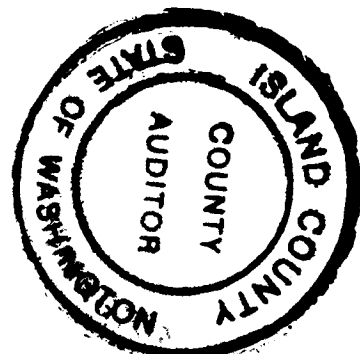
SECTIONS 3 & 4, TWP 32N., R1E, W.M.

REFERENCE PLAT OF SHANNON FOREST, DIV. NO. 1, VOL. 13 OF PLATS, PAGES 133 & 134 AND PLAT OF SWANTOWN RIDGE, DIV. NO. 1, VOL. 13 OF PLATS, PAGES 165-167, FOR SECTION 3 AND 4 SUBDIVISION DATA AND CORNER INFORMATION.

PLAT OF
SWANTOWN RIDGE
DIV. NO. 2

SECTION 3 & 4, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.
OAK HARBOR- ISLAND COUNTY- WASHINGTON
ISLAND COUNTY PARCEL NO. R13204-304-4800 & R13203-265-0050

LAND OWNER
HOMESTEAD NORTHWEST DEVELOPMENT COMPANY
P.O. BOX 409
LYNDEN, WASHINGTON 98264
(360) 354-3366



PAKREMA & KINGMA, INC.

CONSULTING ENGINEERS & SURVEYORS
540 SE 8TH AVENUE, SUITE 100, OAK HARBOR, WA 98281-5973

SHEET 1 OF 2